067.0	0007	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	622,200 / 622,200
					USE VALUE:	622,200 / 622,200
					ASSESSED:	622,200 / 622,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
140		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GORDON NATHANIEL &
Owner 2:	HAMEL STEPHANIE
Owner 3:	
Street 1:	140 SUMMER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ROSENBLUM LARRY M--ETAL -
Owner 2:	WATKINS ELOISE -
Street 1:	140 SUMMER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,667 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Vinyl Exterior and 1550 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3667.000	288,300		333,900	622,200
Total Card	0.084	288,300		333,900	622,200
Total Parcel	0.084	288,300		333,900	622,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.42 | /Parcel: 401.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 43214

GIS Ref

GIS Ref

Insp Date 10/02/18

PREVIOUS ASSESSMENT

Parcel ID 067.0-0007-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	288,300	0	3,667.	333,900	622,200	622,200	Year End Roll	12/18/2019
2019	101	FV	227,100	0	3,667.	333,900	561,000	561,000	Year End Roll	1/3/2019
2018	101	FV	227,100	0	3,667.	224,200	451,300	451,300	Year End Roll	12/20/2017
2017	101	FV	227,100	0	3,667.	214,700	441,800	441,800	Year End Roll	1/3/2017
2016	101	FV	225,100	0	3,667.	195,600	420,700	420,700	Year End	1/4/2016
2015	101	FV	219,400	0	3,667.	157,400	376,800	376,800	Year End Roll	12/11/2014
2014	101	FV	219,400	0	3,667.	140,700	360,100	360,100	Year End Roll	12/16/2013
2013	101	FV	219,400	0	3,667.	133,600	353,000	353,000		12/13/2012

!5762!

PRINT

Date	Time
12/10/20	20:36:18

LAST REV

Date	Time
10/09/18	10:30:20

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5762

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSENBLUM LARRY	67865-340		8/23/2016		600,000	No	No		
	13777-281		8/1/1979		48,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/29/1998	241	Redo Bat	10,000					REMODEL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	MEAS&NOTICE	CC	Chris C
5/26/2009	Meas/Inspect	189	PATRIOT
12/13/1999	Mailer Sent		
12/9/1999	Measured	163	PATRIOT
7/27/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	43214
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3667		Sq. Ft.	Site		0	70.	1.30	11			Med. Tr	-10					333,906						333,900	

Total AC/HA: 0.08418 | Total SF/SM: 3667 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 333,906 | Spl Credit | Total: 333,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	354138
Depreciation:	65870
Depreciated Total:	288268

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1998
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

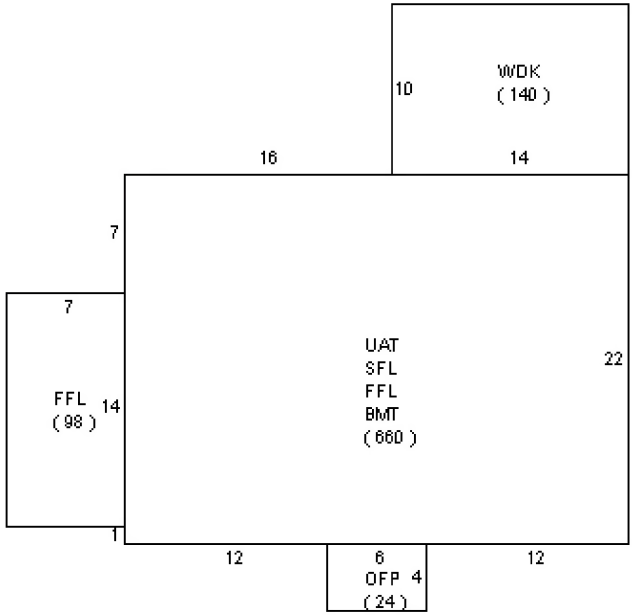
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	167.05
Special Features:	0	Val/Su Net:	119.78
Final Total:	288300	Val/Su SzAd	203.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	758	167.050	126,621
BMT	Basement	660	56.630	37,375
SFL	Second Floor	660	167.050	110,250
UAT	Upper Attic	165	66.820	11,025
WDK	Deck	140	13.010	1,821
OFP	Open Porch	24	43.560	1,045
	Net Sketched Area:	2,407	Total:	288,137
Size Ad	1418	Gross Are	2902	FinArea 1550

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.0-0007-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: